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GOVERNOR

STATE OF MICHIGAN

DEPARTMENT OF NATURAL RESOURCES

LANSING



REBECCA A. HUMPHRIES
DIRECTOR

August 20, 2007

TO: Rebecca A. Humphries, Director

INFORMATION: Natural Resources Commission

Transaction: Wildlife Land Acquisition
Shingleton Management Unit – Schoolcraft County
The Plum Creek Timberlands Company Tract
Land Transaction Case #20070028

Purchase Price: 629.88 acres - \$1,059,000.00

Description: Schoolcraft County, Hiawatha Township, T43N, R16W, Section 26: SW ¼; SW ¼ of NW ¼, Section 27: NE ¼ of SE ¼; SE ¼ of SE ¼ except railroad right of way, Section 34: NE ¼ except railroad right of way; NE ¼ of NW ¼, Section 35: NW ¼ of NW ¼ except railroad right of way; W ½ of NE ¼; NW ¼ of SE ¼ except railroad right of way, together with easement(s) for ingress and egress to all lands described above.

Seller: Plum Creek Timberlands Company, a Delaware Corporation, Seattle, Washington.

Option Expires: November 8, 2007

Stipulation: The Department of Natural Resources (Department) will be responsible for payment of cost incurred by Plum Creek to remove the lands from the Commercial Forest Act. Withdrawal fee is estimated to be \$26,500.00.

Property Taxes: The property taxes for 2006, while included in the Commercial Forest Act, were \$695.00.

Authority: Part 5 of Act 451, Public Acts of 1994, as amended

Notice: This item will appear on the Department's September 4, 2007 Calendar and is eligible for approval on September 11, 2007.

NATURAL RESOURCES COMMISSION

Keith J. Charters, Chair • Mary Brown • Hurley J. Coleman, Jr. • Darnell Earley • John Madigan • J. R. Richardson • Frank Wheatlake

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Comments:

The offered private parcel consists of 629.88 undeveloped acres located in south-central Schoolcraft County, approximately nine miles north of the city of Manistique. The land is located within the boundary of the Shingleton Management Unit and is part of the Sturgeon Hole deer yarding complex. This yard is heavily utilized by migrating deer from areas including northern Schoolcraft and Alger Counties along Lake Superior.

The tract displays a gently-rolling terrain characterized by sand ridges interspersed with lowland areas. Forest cover on the uplands consists of hardwoods with some red pine plantations, while the lowland areas are dominated by mature, high-density stands of northern white cedar. Sturgeon Hole Creek crosses the western portion of the tract and a 35-acre beaver-flooding is located in the central portion of the property. Access is available via the Haywire Trail which bisects the parcel, as well as from Hiawatha Station Road, through State-owned land, from the north. Trail roads provide good interior access to land north of the Haywire Trail and State-owned land adjoins this tract on several sides.

As part of this transaction, the Department coordinated efforts with Plum Creek Timberlands Company representatives to accommodate its desire to harvest a portion of this property while maintaining the Department's desire to protect valuable habitat attributes. The harvest operations have been completed and inspected by Department personnel to confirm that the agreements have been accomplished. The harvest specifications were unique and designed to minimize environmental impact and ensure winter food and thermal complex attributes.

This parcel represents another in a series of acquisitions in Michigan's Upper Peninsula and Northern Lower Peninsula, intended to protect the "winter-complex habitat" used by deer during the winter season. The parcel offers the opportunity for deer to have food and shelter in close proximity in order to enhance winter survival.

Acquisition of this significant parcel will contribute to the Department's goals of consolidating State ownership, limiting land fragmentation, securing wildlife corridors, enhancing forest and wildlife management potential, and increasing public recreational opportunities in Michigan's Upper Peninsula.

The purchase will include mineral rights owned by the seller.

- Recommendations:
- (1) That this tract be approved for purchase with payment to be made from funds appropriated for Deer Range Habitat Acquisition, as contained in Act 153, Public Acts of 2006.
 - (2) That the Department pay the cost of withdrawing the land from the Commercial Forest Act.
 - (3) That this acreage be designated as part of the Shingleton Management Unit, to be managed by the Department's Forest, Mineral and Fire Management Division.

David E. Freed, Chief
Land and Facilities

William E. Moritz, Chief
Wildlife

Lynne M. Boyd, Chief
Forest, Mineral and Fire Management

Kelley D. Smith, Chief
Fisheries

Arminda S. Koch
Resource Management Deputy

Dennis R. Fedewa
Chief Deputy

I approve the staff recommendations.

Rebecca A. Humphries
Director

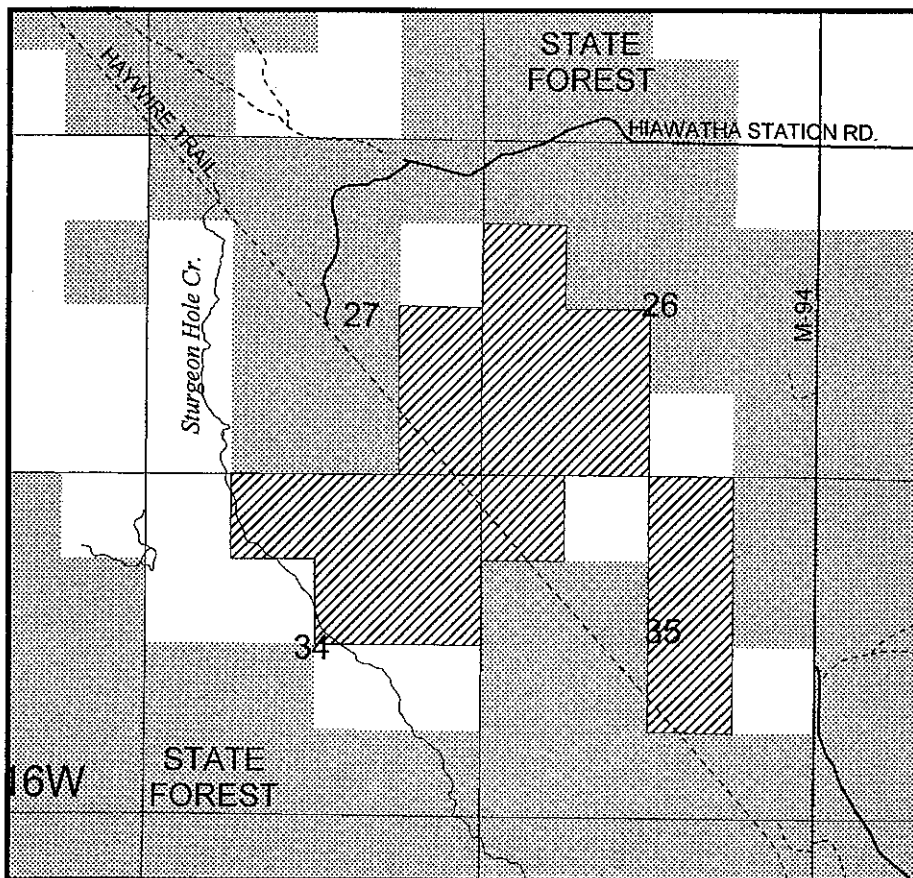
Date Approved

WILDLIFE LAND ACQUISITION

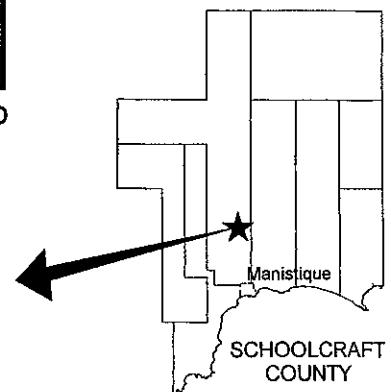
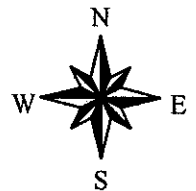
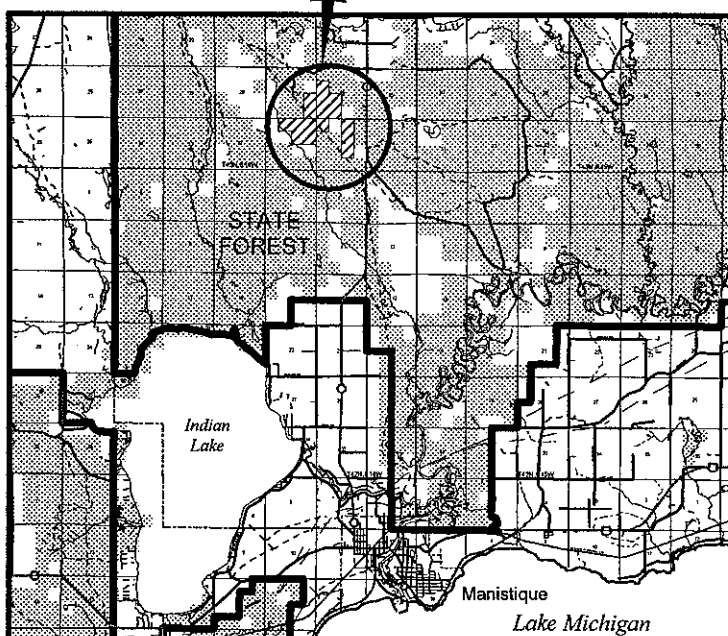
Shingleton Management Unit - Schoolcraft County

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Sections 26, 27, 34 and 35, T43N, R16W, Hiawatha Township



- State Forest Boundary
- ▨ Land Offered to DNR
(629.88 acres - \$1,059,000.00)
- ▤ State Land
- Private Land

SOURCE

MICHIGAN DEPARTMENT OF NATURAL RESOURCES
FOREST, MINERAL AND FIRE MANAGEMENT

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08-09-07